

TOTAL NUMBER OF PARCELS: 2
TOTAL GROSS ACRES: 5.01 AC.
TOTAL NET ACRES: 5.01 AC.

PARCEL MAP NO. 37615

BEING A SUBDIVISION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7593, AS FILED IN BOOK 26, PAGES 97 AND 98, OF PARCEL MAPS, ALSO SHOWN AS PARCELS 3 AND 4 PER LOT LINE ADJUSTMENT NO. 2456 APPROVED BY THE COUNTY OF RIVERSIDE SURVEY DEPARTMENT ON JANUARY 23, 1987, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 20, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN.

INLAND VALLEY SURVEYING, INC.

JUNE, 2020

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021 AT _____ M., IN BOOK _____ OF PARCEL MAPS, AT PAGES _____, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF TEMECULA.

NO. _____
FEE _____

PETER ALDANA, COUNTY ASSESSOR, CLERK, RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I HEREBY DEDICATE A 20.00 FOOT EASEMENT TO THE PUBLIC FOR PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS PURPOSES AS SHOWN ON THIS MAP.

MELVIN A. SWEET, TRUSTEE OF THE MELVIN ALLEN SWEET, LIVING TRUST DATED SEPTEMBER 19, 1989.

Melvin A. Sweet
MELVIN A. SWEET, TRUSTEE

CITY CLERK'S STATEMENT:

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY ITS CITY CLERK, RANDI JOHL, HEREBY APPROVES THIS PARCEL MAP, AND HEREBY ACCEPTS THE 20.00 FOOT EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS PURPOSES AS DEDICATED.

DATE: _____, 2021.

RANDI JOHL
ACTING CITY CLERK
CITY OF TEMECULA, CALIFORNIA.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATE: _____, 2021.

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MELVIN ALLEN SWEET ON JUNE, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 2/23, 2021.

Miguel A. Villaseñor
MIGUEL A. VILLASEÑOR
L.S. 8509
EXP. 12/31/22



NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF California
COUNTY OF Riverside
ON February 26, 2021 BEFORE ME, Maria L. Olson
A NOTARY PUBLIC PERSONALLY APPEARED Melvin A. Sweet, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE M. Olson

PRINT NAME MARIA L. OLSON

MY COMMISSION EXPIRES 02/09/2025

MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)3(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE SIGNATURE OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPE LINES AND CONDUITS AND INCIDENTAL PURPOSES, PER INSTRUMENT No. 44863 RECORDED JUNE 24, 1958, O.R.

THE SIGNATURES OF MARGARET L. CARNES, HELEN N. LASAGNA AND NATHALINE N. LIEFER, HOLDERS OF AN EASEMENT FOR ROAD AND UTILITY PURPOSES, PER INSTRUMENT No. 28307, 28308, 28309, AND 28310, RECORDED MARCH 2, 1972, O.R.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 2021.

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF TWO (2) SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION, AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP No. 37615 AS FILED AND APPROVED BY THE CITY OF TEMECULA ON AUGUST 06, 2020, THE EXPIRATION DATE BEING AUGUST 06, 2023, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND THE CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 2021.

KRIS R. WINCHAK, L.S. 6240
(AS DELEGATED)
CITY OF TEMECULA

FOR PATRICK A. THOMAS
CITY ENGINEER, RCE 44223

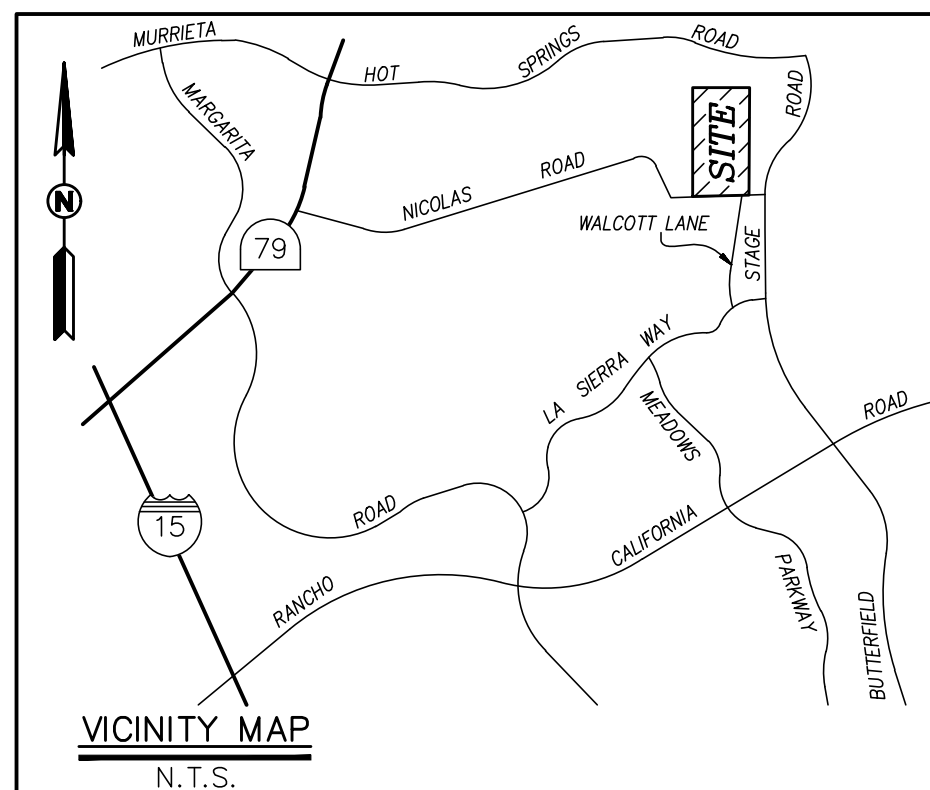


PARCEL MAP NO. 37615

BEING A SUBDIVISION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7593, AS FILED IN BOOK 26, PAGES 97 AND 98, OF PARCEL MAPS, ALSO SHOWN AS PARCELS 3 AND 4 PER LOT LINE ADJUSTMENT NO. 2456 APPROVED BY THE COUNTY OF RIVERSIDE SURVEY DEPARTMENT ON JANUARY 23, 1987, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 20, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN.

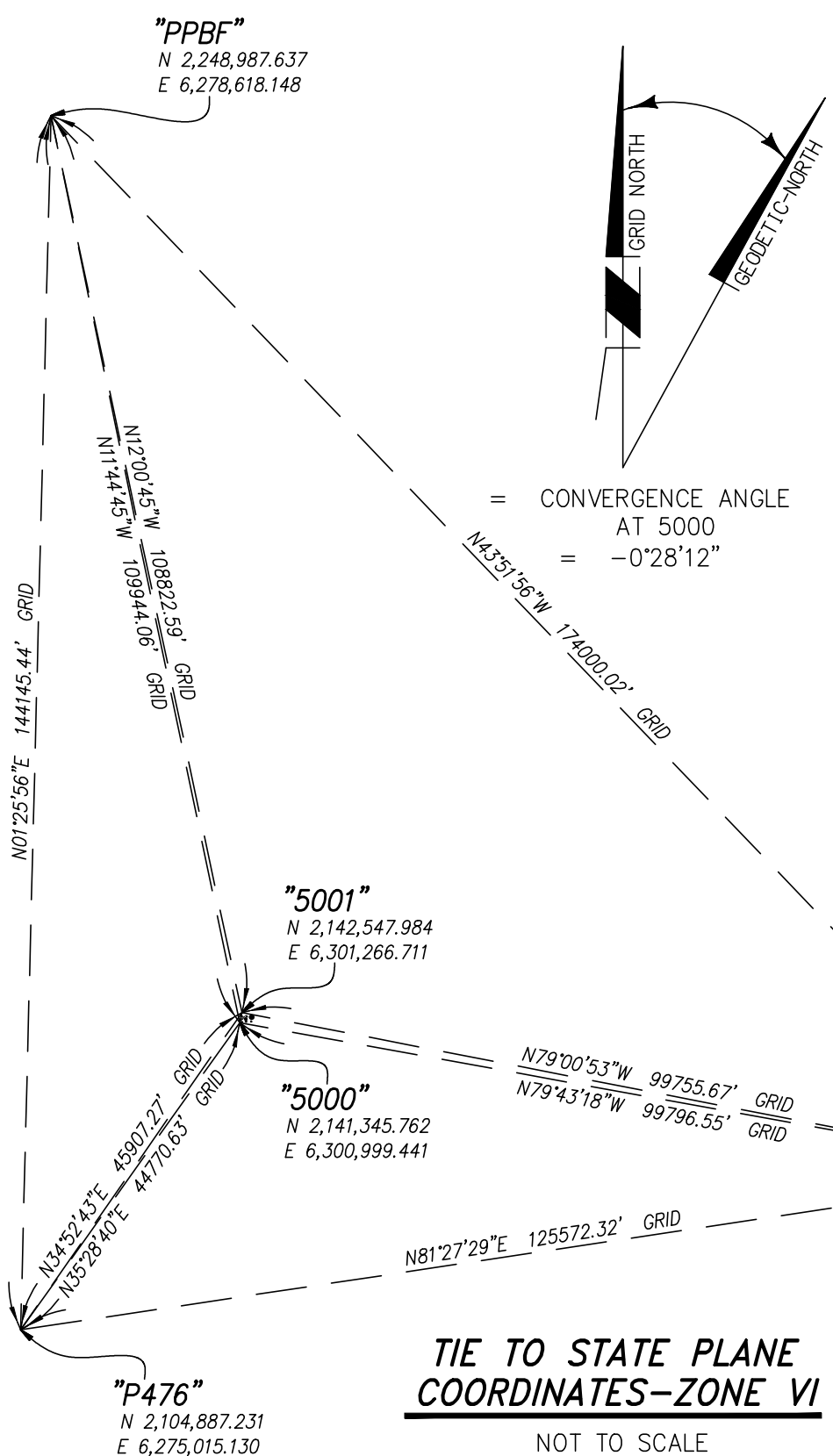
ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF TEMECULA IN E.C.S. BOOK T, PAGE 409. THIS AFFECTS ALL PARCELS.



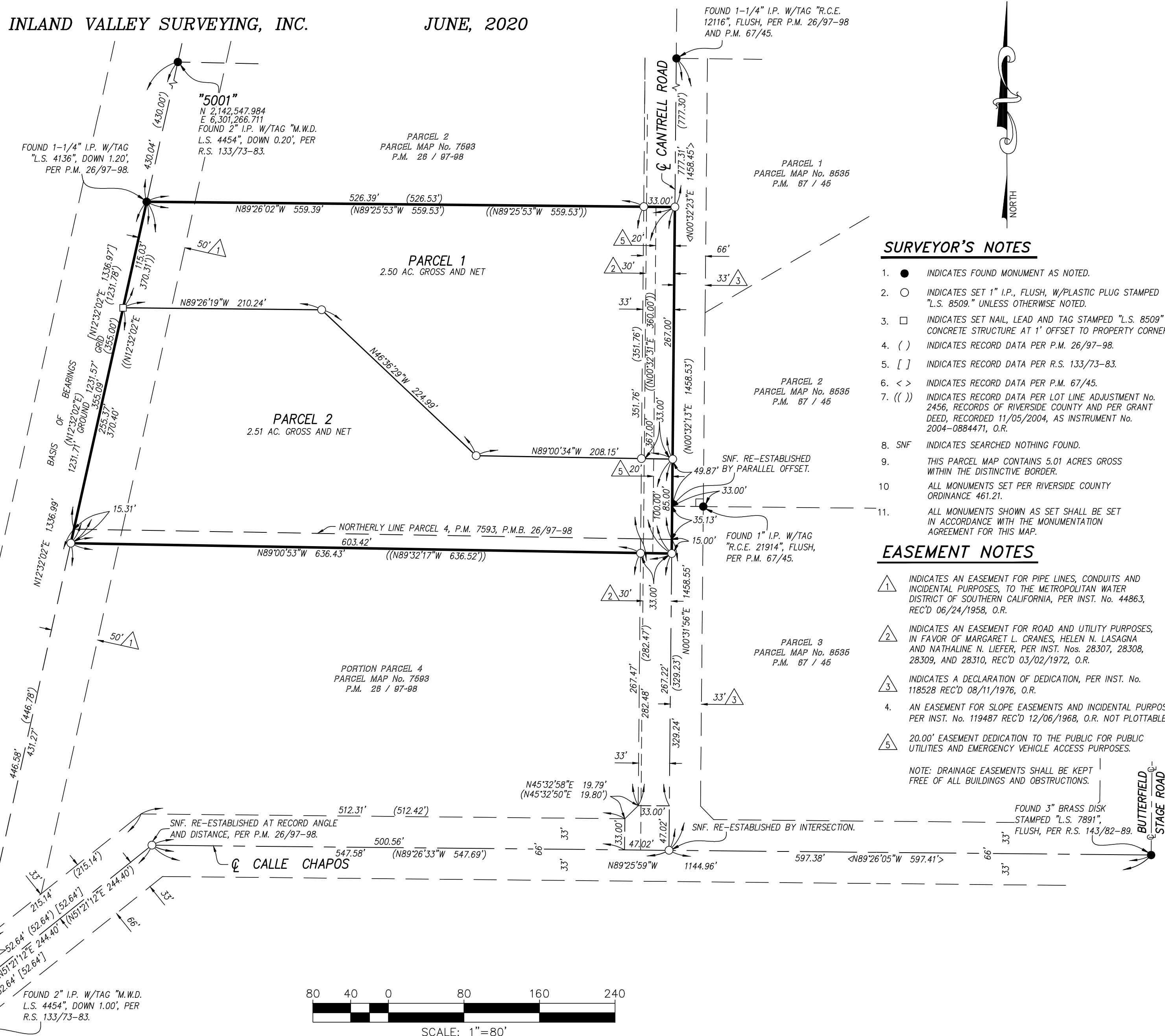
BASIS OF BEARINGS

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PPBF", "P476", AND "P479" NAD 83 (NSRS2011) EPOCH 2017.50 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999080940. CALCULATIONS ARE MADE AT "5000" WITH COORDINATES OF: N: 2,141,345.762 E: 6,300,999.441, USING AN ELEVATION OF 1204.451'



INLAND VALLEY SURVEYING, INC.

JUNE, 2020

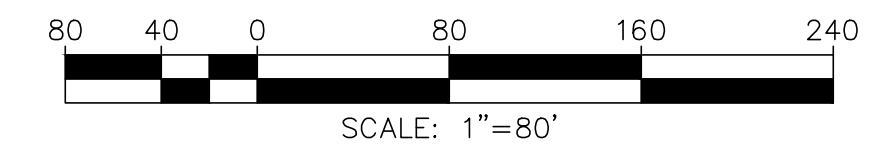


SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P., FLUSH, W/PLASTIC PLUG STAMPED "L.S. 8509," UNLESS OTHERWISE NOTED.
- INDICATES SET NAIL, LEAD AND TAG STAMPED "L.S. 8509" IN CONCRETE STRUCTURE AT 1' OFFSET TO PROPERTY CORNER.
- () INDICATES RECORD DATA PER P.M. 26/97-98.
- [] INDICATES RECORD DATA PER R.S. 133/73-83.
- < > INDICATES RECORD DATA PER P.M. 67/45.
- (()) INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 2456, RECORDS OF RIVERSIDE COUNTY AND PER GRANT DEED, RECORDED 11/05/2004, AS INSTRUMENT No. 2004-0884471, O.R.
- SNF INDICATES SEARCHED NOTHING FOUND.
- THIS PARCEL MAP CONTAINS 5.01 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.21.
- ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.

EASEMENT NOTES

- △ INDICATES AN EASEMENT FOR PIPE LINES, CONDUITS AND INCIDENTAL PURPOSES, TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, PER INST. No. 44863, REC'D 06/24/1958, O.R.
 - △ INDICATES AN EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF MARGARET L. CRANES, HELEN N. LASAGNA AND NATHALINE N. LIEFER, PER INST. Nos. 28307, 28308, 28309, AND 28310, REC'D 03/02/1972, O.R.
 - △ INDICATES A DECLARATION OF DEDICATION, PER INST. No. 118528 REC'D 08/11/1976, O.R.
 - △ AN EASEMENT FOR SLOPE EASEMENTS AND INCIDENTAL PURPOSES, PER INST. No. 119487 REC'D 12/06/1968, O.R. NOT PLOTTABLE.
 - △ 20.00' EASEMENT DEDICATION TO THE PUBLIC FOR PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS PURPOSES.
- NOTE: DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.



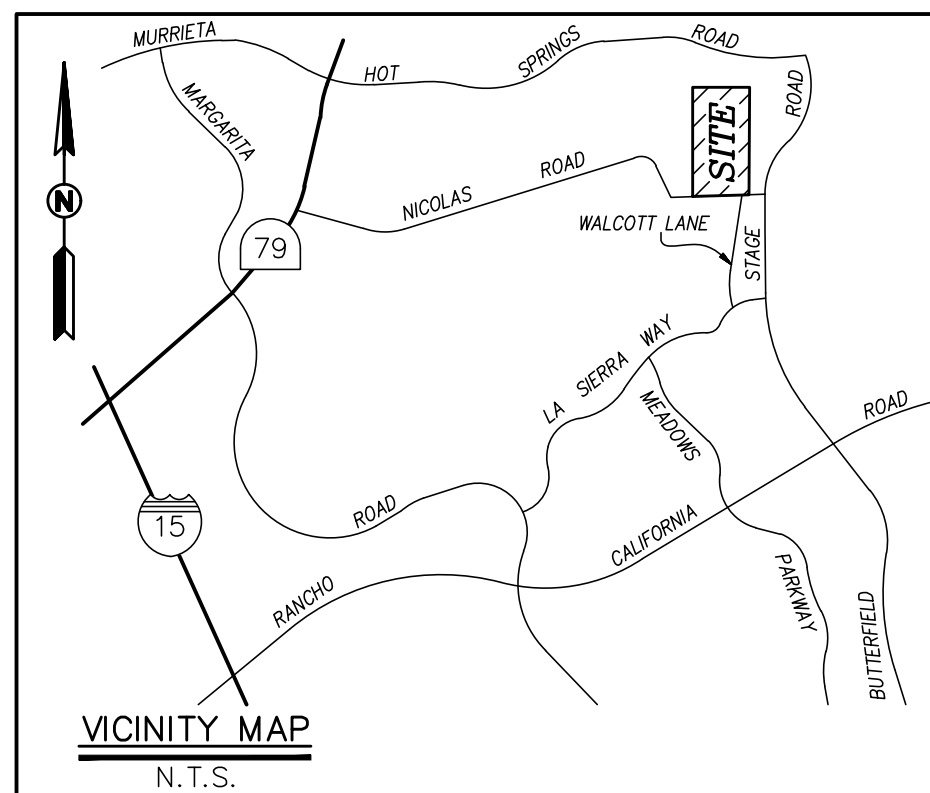
ENVIRONMENTAL CONSTRAINT SHEET

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37615

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SHEET 1 OF 1 SHEETS

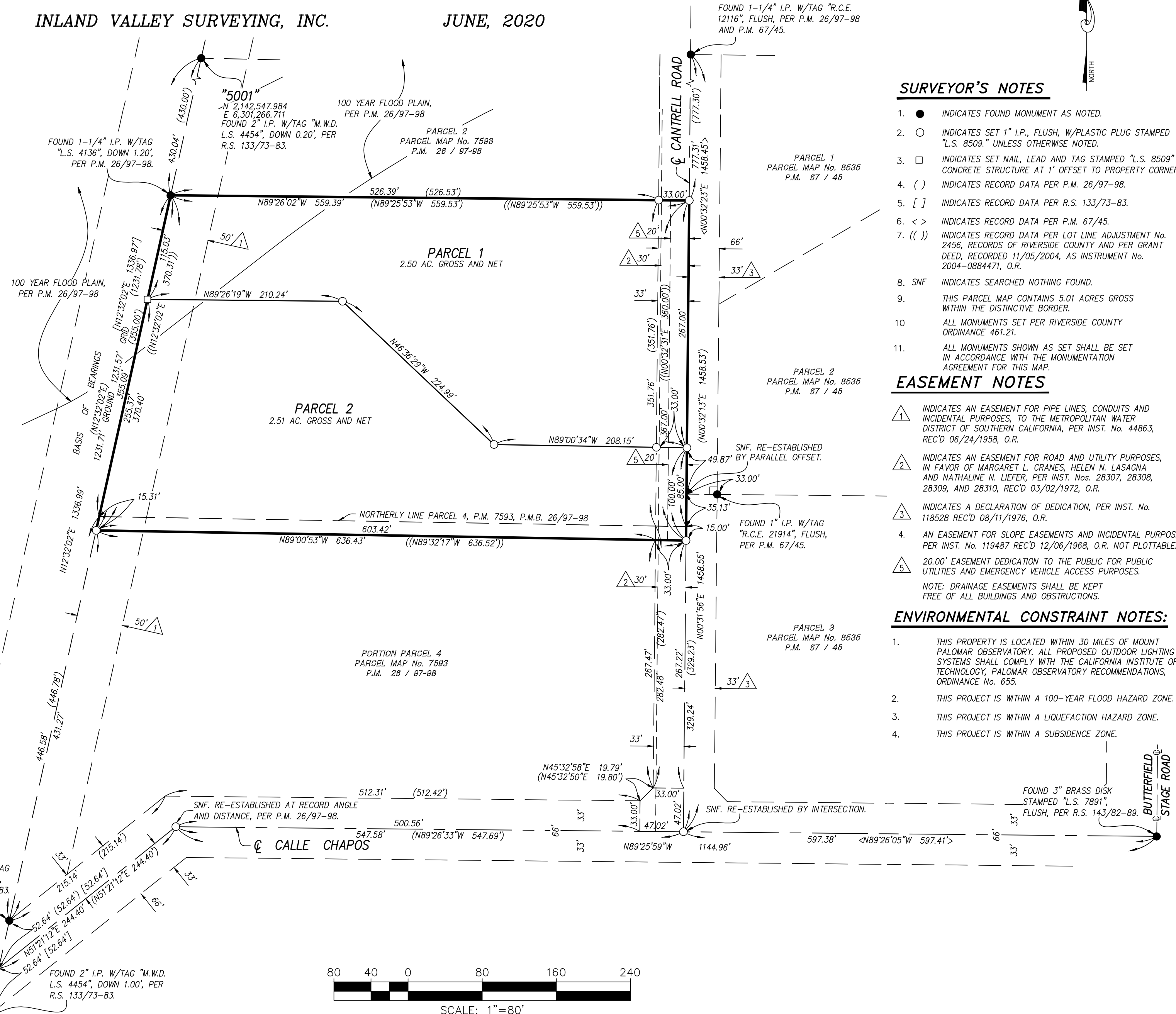
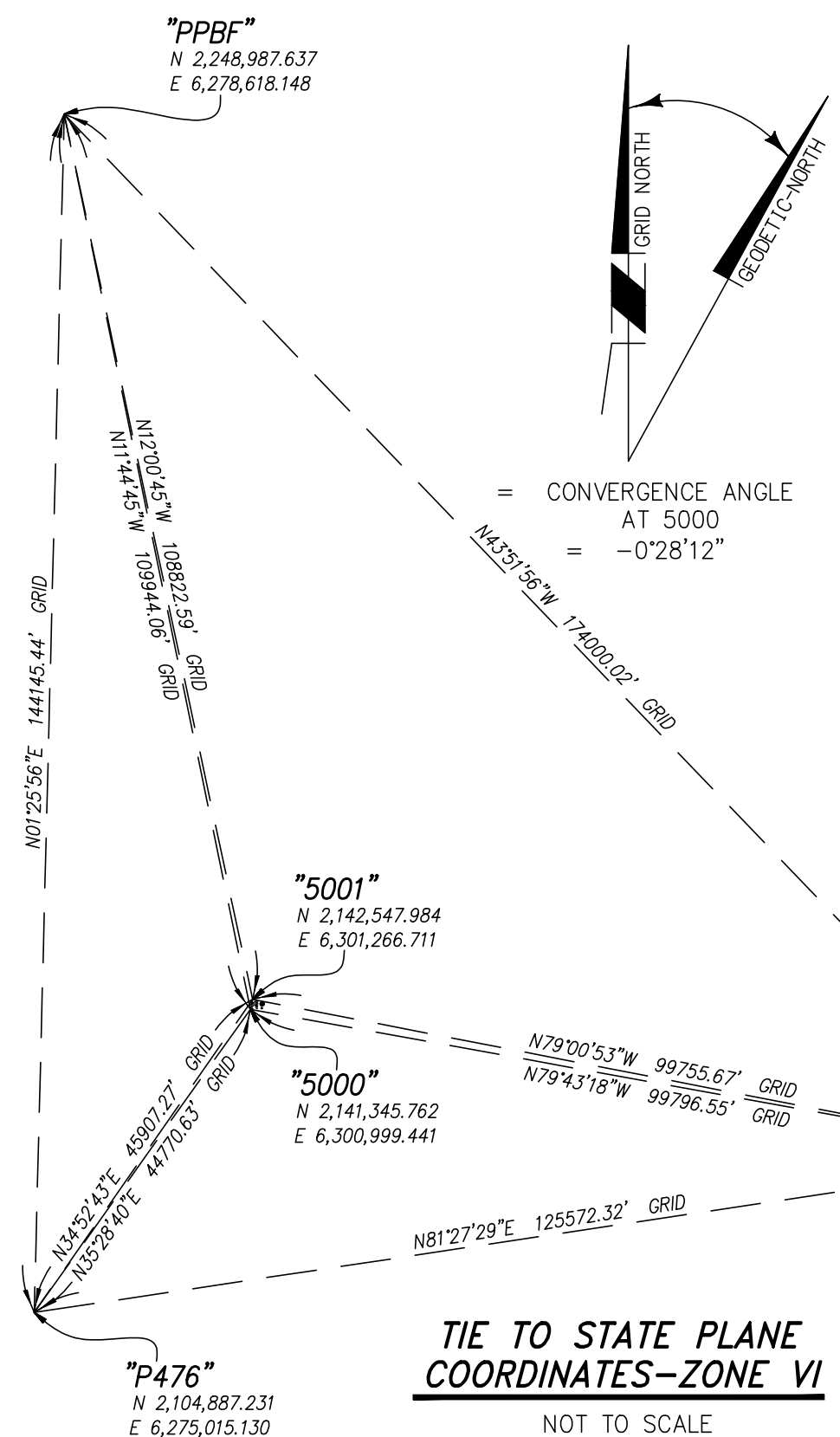


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ENVIRONMENTAL CONSTRAINT NOTES:

- THIS PROPERTY IS LOCATED WITHIN 30 MILES OF MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL COMPLY WITH THE CALIFORNIA INSTITUTE OF TECHNOLOGY, PALOMAR OBSERVATORY RECOMMENDATIONS, ORDINANCE No. 655.
- THIS PROJECT IS WITHIN A 100-YEAR FLOOD HAZARD ZONE.
- THIS PROJECT IS WITHIN A LIQUEFACTION HAZARD ZONE.
- THIS PROJECT IS WITHIN A SUBSIDENCE ZONE.

